

Gee, Kristin

From: Matt Worona <mattworona@gmail.com>
Sent: Monday, July 17, 2017 11:30 AM
To: City Clerk
Subject: [EXT] RE: July 31 Council Public Hearing, LOC2016-0135, The Village, 1444 19 Ave SW
Attachments: Letter to Council .docx.pdf

To whom it may concern,

Please circulate my comments to the Mayor and Councillors.

Matt

Cheers,
Matt Worona
(250)575-3578

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2017 JUL 17 PM 3:13
THE CITY OF CALGARY
CITY CLERKS

Matt Worona
25121 16 St SW, Calgary, Alberta

City Clerk's Office
Ground Floor
Administration Building (Municipal Complex)
313 - 7th Avenue SE
Calgary, Alberta
Phone: 403-268-5861
Fax: 403-268-2362
E-mail: cityclerk@calgary.ca

RE: July 31 Council Public Hearing, LOC2016-0135, The Village, 1444 19 Ave SW

To City of Calgary Councillors and the Mayor,

I am writing in support of The Village application (LOC2016-0135).

Here are my comments on the Village development in my neighbourhood of Bankview.

I think the Village is a really exciting building for the Bankview neighbourhood with quality design and appropriate scale. I live at 2511 16 St SW, at least I used to up until recently. I used to bike past this location daily on my way through Sunalta into downtown. I think the development should be granted the ability to build how ever many parking stalls they see fit based on market forces. With each parking spot eliminated from this proposal naturally the costs of the units on average drop and provide a more affordable housing offering for the neighbourhood. This tiny change would enable young families to live and own their home in Bankview. It's important to consider how minimum parking requirements inflate the cost of housing in our neighbourhood and how eliminating them can add to the affordability in our neighbourhood.

Parking minimums don't make sense in any city.

Their impact on cities is felt by making low income housing untenable to build, increasing the cost of everything we buy, and eliminates market forces that adequately manage scarcity in virtually every other area of our lives. Market choice is the way to ensure enough of a good is provided. Eliminating natural market forces by installing an economic "floor" for parking is unreasonably inequitable. Especially when it is being used as a reason to oppose a development that attempts to push into a lower price bracket than the inner city typically sees.

While living in Bankview I sat on the development committee as Community Association staff. I attended every meeting from October 2016 to May 2017. I was present for all of the discussion on this development between the CA the Cllr Civicworks (the engagement consultant) and RNSQR/MODA). I was the youngest person on this committee and one of 2 people that didn't already own their apartment or home.

The comments of this committee do not represent the raw demographics of the community. It's very plain. Bankview is 70% rental, and 70% of residents are in their 20s. The committee had only me who rented in the community and currently has only one member in their 20s. Having a group make decisions about what a community needs is a valuable asset. It's simply problematic in this case because this group hardly does any outreach to understand whether they represent any population other than simply themselves. I don't believe the Bankview

Community Association's development committee should have a say in these matters without proving themselves to be representative of the residents of the community in question. This has yet to be proven to me.

Sincerely,

Matt Worona

Gee, Kristin

From: Rod Lechelt <rod@altelec.net>
Sent: Saturday, July 15, 2017 7:05 PM
To: City Clerk
Cc: Civic Works
Subject: The Village in Bankview
Attachments: Letter to Council .docx

Please find my letter concerning the Village project.

Rod Lechelt

Technical Sales Lead
UPS & Air Systems

Altelec Technical Sales & Services Inc.
Electrical Manufacturers Representatives

Office: (403) 216-2150 Mobile: (403) 809-8486
Email: rod@altelec.net - Website: www.altelec.net
#203 - 2816, 21st Street NE, - Calgary, AB T2E 6Z2

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2017 JUL 17 AM 9:01
THE CITY OF CALGARY
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Rod Lechelt
101, 2214-14A ST SW

City Clerk's Office
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Administration Building (Municipal Complex)
313 - 7th Avenue SE
Calgary, Alberta
Phone: 403-268-5861
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E-mail: cityclerk@calgary.ca

RE: July 31 Council Public Hearing, LOC2016-0135, The Village, 1444 19 Ave SW

To City of Calgary Councillors and the Mayor,

I am writing in support of The Village application (LOC2016-0135).

I've seen a lot of local anger to this project, and I want to write in to give my support for the project. I was very upset that Bankview Community Association felt that they needed ot put their voice of protest against the project, as I don't believe a community association should be taking those political stances. My neighbours (in houses, not in Chelsea Lofts) are extremely vocal and angry about the project. While I understand some of the reasons they have, I will not support any of those reasons. I believe the Urban Densification is vital to the Bankview Community, and to Calgary as a whole. Trying to keep Bankview, especially 14A ST, an "inner city suburb" is just not a viable option anymore. Trying to keep the children safe is, of course, but that starts at home. Many of us grew up on busy streets, we just would walk a few blocks to the road hockey crescent, or the local park. That's life, do what you need to do in order to ensure your children are safe. And make changes as the community grows up with your kids, because both are inevitable.

I feel that this project will bring a new look to the community. I feel that it will bring more people to the immediate area, driving new businesses in the existing commercial areas that are very close, especially on 17th ave and 14 st. I would hope that it also pushes further development along the 14th corridor, as it is an area that is sorely in need of redevelopment.

When I saw the building that went up on 17th Ave and 4th ST SW, I was really disappointed. It was such a fantastic opportunity to do something interesting, as it's a massively busy walking and commercial area. And look what went up, a single story, boring, run of the mill, strip mall looking building. I hope the example that this project in Bankview sets is also taken up by other developers. And I hope that everyone involved in the atrocity on 17th ave and 4th st is suitably embarrassed. Because they should be.

Sincerely,

Rod Lechelt
rod@altelec.net

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2017 JUL 18 AM 8:22

THE CITY OF CALGARY
CITY CLERK'S

Sean Kollee
3012 34 St SW
Calgary AB, T3E 2X2

City Clerk's Office
Ground Floor
Administration Building (Municipal Complex)
313 - 7th Avenue SE
Calgary, Alberta
Phone: 403-268-5861
Fax: 403-268-2362
E-mail: cityclerk@calgary.ca

RE: July 31 Council Public Hearing, LOC2016-0135, The Village, 1444 19 Ave SW

To City of Calgary Councillors and the Mayor,

I am writing in support of The Village application (LOC2016-0135).

I view landmark projects such as this to be of significant importance to the urban development of the inner city. When invigorating derelict or underused sites, the impact of this type of project goes beyond simple renewal, and manifests the core spirit of our great City. The entrepreneurial strength of this small company to launch such an ambitious project needs to be fostered and commended – without success here how can we expect it to continue to devote the time, energy and financing to future like endeavors?

I believe the applicant has major credibility through its engagement efforts. I see them setting the bar high, higher than most other companies could reach, and investment in offsite improvements is a meaningful factor that should sway a Council decision. The bankview community can easily sustain and thrive based on this project, and others like it.

Do note that I monitor Council decisions on these matters, and it makes a real impact on how I vote in a municipal election. As leaders, please show your support for this project and by doing so ensure we can benefit from the jobs, investment, environmental suitability and vibrancy that comes along with it.

Sincerely,



Sean Kollee

Albrecht, Linda

From: Mark Horne <markhorne1@gmail.com>
Sent: Wednesday, July 19, 2017 10:02 AM
To: City Clerk
Cc: Bliek, Desmond; Dutton, Jenna E.; Woolley, Evan V.; BankviewCommunity@shaw.com; bankviewcommunity@gmail.com; president@bankview.org; development@bankview.org
Subject: [EXT] LOC 2016-0135

To: cityclerk@calgary.ca.

ATTN:

Desmond Bliek, File Manager (desmond.bliek@calgary.ca)

Jenna Dutton, Planner 2 (jenna.dutton@calgary.ca)

Evan Woolley, Ward 8 Councilor (Evan.Woolley@calgary.ca)

Bankview Community Association (BankviewCommunity@shaw.com)

Bankview Community Assoc <bankviewcommunity@gmail.com>
President Bankview <president@bankview.org>

Development Bankview [mailto:development@bankview.org]

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2017 JUL 19 AM 11:56
THE CITY OF CALGARY
CITY CLERK'S

I am resident at 2206 14A Street SW and have lived there for 7 years, I am married and I have two young children aged 2 and 4 years of age. I am writing this letter to reiterate my objection to the application to redesignate this site to Direct Control [DC] District based on the Multi-Residential – High Density Low Rise [M-H1] District.

The community has engaged city counselors and the developers to highlight concerns regarding safety, parking, and design among other things. The community has been completely ignored in this regard and to my knowledge none of these concerns were addressed or amended in anyway throughout this process. I am shocked that the majority of residents including the Bankview Community Association overwhelmingly object this development proposal yet not one element was amended. What is the point of public engagement if it is simply a formality?

I cannot stress enough the concerns my family has about safety and parking, which I have highlighted in other various forms of correspondence, and for which these concerns have already been weighing on our decision to stay in this community even without this development being approved. Bankview simply does not get the same traffic calming measures of its neighbors in Scarboro and Mt Royal and that's because Bankview has more development with less owners living in the community therefore less community engagement. So we really do need to ask ourselves as to whether Bankview needs another building full of bachelor, 1 and 2 bedroom suites? I don't think you can build a community with that type of development alone, and I think the City knows that. If the only buildings the developers are willing to build are the ones with the highest netbacks, then we are not encouraging a mix of development, we are creating rental units not communities. Evan Woolley and the developers told me that families want to live inner city and I believe they do, but where is the push for 3 bedroom developments to accommodate this? Where is the mix of development proposals and approvals that build a diverse community? We have two condo buildings that are directly across the alley from us on 14 Street and over the 7 years I've been here I do not see any families living there long term. Most of the units are rental and not owner occupied.

If the City is going to ignore the ARP, the safety concerns of the residents, the parking stall deficit to unit count, the contextual design objections, then maybe they can address the question as to how Bankview would benefit at all from a development that puts more high-rise condo's in an area that is one of the densest in Calgary with many vacant high rise condos at the cost of tearing down homes that can accommodate families. In the very least, what is the business case to add more condo's in a condo market that is depressed while ignoring the concerns of existing residents? That is not how you build a community, that's how you destroy one.

This development does not provide one benefit to the community of Bankview and that alone should be reason enough to reject.

Regards,

Mark Horne

Albrecht, Linda

From: Joanna Patton <joanna@civicworks.ca>
Sent: Wednesday, July 19, 2017 10:57 AM
To: City Clerk
Subject: [EXT] July 31 Public Hearing, LOC 2016-0135, The Village, 1444 19 Ave SW

Hello,

Please find below a link to the application briefing materials for LOC2016-0135. Please advise as to whether this PDF format, layout, and size is acceptable and workable for public viewing. Should a hardcopy or USB stick be preferred we can certainly drop them off before Thursday at 10am. Thank you for your assistance in including these materials in the public record within the agenda for Public Hearing on July 31st 2017.

<https://www.dropbox.com/sh/z1fkkl3y2818a08/AAAxNvDvY6086FM4Gyn5M1Pta?dl=0>

Sincerely,

JOANNA PATTON MPlan
Urban Planner

CIVICWORKS
PLANNING • DESIGN

P 403.201.5305 ext. 2228 F 403.201.5344

460, 5119 Elbow Drive SW
Calgary, Alberta T2V 1H2

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THE CITY OF CALGARY
CITY CLERKS



Suite 460, 5119 Elbow Drive SW
Calgary, Alberta T2V 1H2

P 403.201.5305
F 403.201.5344

18 July 2017

RE: The Village Application, LOC2016-0135
Address: 1444, 1448, 1450, 1502, 1506, 1508 19 Avenue SW

To support Council's review of RNDQR's "The Village" LOC application – with Public Hearing on July 31, please find attached an Application Brief, What We Heard Report and Transportation Impact Study.

The Village is a proposed mid-rise residential building, located at the crux of two of identified "Main Streets" study boundaries (17 Avenue and 14 Street SW). Based on our dialogue with neighbours, the Community Association, and the City early in the process, the project team set out and completed the following steps before the application was brought forward to formal decision-making stages:

- 1) Submit a Concurrent Development Permit Application and Land Use Re-designation Application.
Action: Concurrent application was submitted, providing a "bricks and mortar" vision for the Land Use decision. Review the attached Application Brief for more information.
- 2) Complete a voluntary transportation impact study.
Action: Study completed and shared with the community, minimal impact from the site is anticipated. Review the attached Transportation Impact Study for more information.
- 3) Explore voluntary developer-funded public realm investments in the community.
Action: The parks department has approved a proposed design of an adjacent park upgrade, amounting to a future donation of \$60,000 to the community. Review page 31 of the What We Heard Report for more information.
- 4) Continue dialogue with surrounding neighbours and the community at-large.
Action: The project team followed engagement best practices, initially engaging neighbours with an open house, mailed update and face to face meetings, and continuing communication through an active website, dedicated phone line, email update and large onsite sign. A What We Heard report was completed and shared with the community, including a summary of the engagement process, community feedback and team responses - see attached.

In committing to these objectives, the project team aims to achieve thoughtful intensification, align with municipal growth strategies, and minimize the development's impact on surrounding neighbours and the community at large. Thank you for your time and consideration.

Sincerely,

David White

Planning Project Team Lead
Principal, CivicWorks Planning + Design Inc.



CIVICWORKS.CA

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2017 JUL 19 AM 11:57

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To City of Calgary Councillors and his Worship, Mayor Nenshi:

I write to express my SUPPORT for the application named in the subject line to change zoning to allow for higher density residential development at and around 14A Street and 19 Avenue SW. I am a homeowner who lives across the street from these properties- my home is 1443 19th Avenue SW, and I have seen this block go from bad to worse in terms of the decrepitude of its homes and the continuing loss of opportunity for their demolition and the construction of higher density housing near a major transit node, walking distance from downtown and beltline employment centres, and precisely the sort of neighbourhood that should absolutely not be littered with ramshackle single family homes in inner-city 21st century Calgary. The block is an embarrassment and change must happen.

I am aware of some the complaints that will emerge this application, but as a homeowner who lives directly across the street from the properties, I suggest that my support is important to state and should carry considerable weight. The property is virtually on the "edge" of Bankview and so most of the dreaded new traffic will not occur in the community per se but will sweep out onto 17th Avenue and 14 Street. Parking will be no more of an issue than it is currently on 19th Avenue, since any development will provide off-street parking for residents, just as is now available for residents. 19th Avenue, on the portion to be redeveloped between the Nimmons House parking area and 14A street, is one of the least attractive sections of Bankview, with small, heavily "Eisenhowered" older homes in poor condition, and the development would comprise what is currently an extremely ugly pair of empty lots, on 14A and 19th (the latter directly across from my home, and a terrible eyesore that persons opposing this development do not have to witness every day as I do). Finally, more density will provide for eyes on the street, not empty lots; it will fill in the wasted space of rear gardens now comprising fire pits, loud parties, endlessly barking dogs and other things that don't belong in an inner city neighbourhood, and it will make a too-wide street a venue for parked cars, not empty asphalt that encourages speeding because there is zero impediment for it now. We actually need more cars and more traffic on 19th Avenue because, again, it's now a mostly empty racing strip at my end of the street- it's terrifying and dangerous and nothing slows the cars down.

As a sociologist, I understand and appreciate the importance of increasing inner-city densities as a means of curbing urban sprawl. With this property we have a golden opportunity to turn what it currently a mostly derelict corner and surrounding strip into a lively, populated block. We would lose a strip of ugly, absentee-landlorded houses. The new construction could contain housing that is more affordable than detached houses, semi-detached houses, or townhouses would offer.

Resisting this application it only assures that the rich, and only the rich, can purchase here. I don't want this for my community. I want new, denser, more affordable housing. I want people; I want mixes of income; I want eyes on the street. I want more of the

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ingredients of a vibrant urban neighbourhood. This zoning change is part of how this might be accomplished.

Many people move to Bankview because of its "character," and will maintain the idea that opposing this zoning change would support this "character." I contend that this is elitist nonsense. The majority, the vast majority, of Bankview residents are renters, and many are poor (by Calgary standards). They move to Bankview because of the availability of housing, especially rental housing. To insist that only single-family homes or pricey townhouses be built on sites like this, we destroy the nature of the community and impel its unfortunate transformation into a refuge for the wealthy.

This is a great opportunity. Change the zoning, please. After that, the community association can have its say with the developer about the quality of the new project, and I will be as insistent as anyone on those matters. But nothing positive will come out of refusing this application.

Thank you.

John Manzo
105, 1720 12 Street SW
(403) 863-7399

Albrecht, Linda

From: Jeff Kulyk <jeffkulyk@gmail.com>
Sent: Tuesday, July 18, 2017 3:00 PM
To: City Clerk
Subject: [EXT] Opposition to the proposal of Bylaw#256D2017
Attachments: 20170718_141354.jpg

This letter is in regards to the land use bylaw amendment application for the following addresses:

1448 19 AV SW
1444 19 AV SW
1502 19 AV SW
1506 19 AV SW
1508 19 AV SW
1450 19 AV SW

I am the homeowner and resident of 1516 19 ave sw. My home is directly across the street from the proposed development. I have been a resident of Bankview for 17 years, the last 12 being this address. In so far as this development application is concerned, I oppose this development for the following reasons:

The design of this proposed project does not fit with the character of Bankview. Nor does it fit with the recent 9 home townhouse development next door to the north or to the Nimmons character landmark next door to the east. It looks commercial and even somewhat industrial.

This development opposes the Bankview ARP.

The number of units proposed per acre is enormous.

Parking is going to be a significant problem. The dynamics of parking here in this block have changed drastically with the addition of the recent 9 unit townhome project to the east. Parking for a guest is becoming non existant at times. I can't imagine the change from the addition of 76 more units on one block.

The proposed changes to the small dog park right on my east property line have not been clearly outlined. I am not in support of a meeting area right on my property line for 76 more apartment owners/tenants. I currently have trees and lilac shrubs separating my privacy completely from this park. The park is natural and beautiful as it sits and was donated to the city from the original owner of my residence. It blends into the community. I enjoy my privacy and the peace and quiet of this community and beautiful area next to the quiet park. Having 76 owners pets using this park for a bathroom could also be a problem.

I appreciate your consideration.

Kind regards,
Jeff Kulyk

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2017 JUL 19 AM 7:56
THE CITY OF CALGARY
CITY CLERKS



BYLAW #256D2017

NOTICE LAND USE BYLAW AMENDMENT

An application has been made to redesignate this site municipally known as:

Address
1448 19 AV SW
1444 19 AV SW
1502 19 AV SW
1506 19 AV SW
1508 19 AV SW
1450 19 AV SW

From M-C2 R-C2
To DC/M-H1f4h26

Any person claiming to be affected by this amendment may make written representation to the City Clerk, City Hall, Calgary at cityclerk@calgary.ca before 10:00 A.M. on July 20, 2017.

Persons who wish to address Council may do so at the Public Hearing on this Bylaw in the Council Chambers commencing at 9:30 A.M. on July 31, 2017.

For the ongoing status of the application as well as basic information see: www.calgary.ca/developmentmap

For further information on this matter, call Development & Building Approvals at 403-268-6774.

Office of the City Clerk
The City of Calgary
704 Macleod Trail SE
P.O. Box 2100, Postal Station "M"
Calgary, Alberta T2P 2M5

This Bylaw is subject to the provisions of the City of Calgary Act and the provisions of the City of Calgary Charter. The City of Calgary is not responsible for the accuracy of the information provided in this notice. The City of Calgary is not responsible for the accuracy of the information provided in this notice. The City of Calgary is not responsible for the accuracy of the information provided in this notice.

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2017 JUL 19 PM 3:58

THE CITY OF CALGARY
CITY CLERK'S

Brett McDermott
2509 14 St SW
Calgary, Alberta
T2T 3T8

City Clerk's Office
Ground Floor
Administration Building (Municipal Complex)
313 - 7th Avenue SE
Calgary, Alberta
Phone: 403-268-5861
Fax: 403-268-2362
E-mail: cityclerk@calgary.ca

RE: July 31 Council Public Hearing, LOC2016-0135, The Village, 1444 19 Ave SW

To City of Calgary Councillors and the Mayor,

I am writing in support of The Village application (LOC2016-0135).

The addition of The Village to Bankview will both attract and allow for a younger demographic to live in the inner city, and by increasing the density of this area it will benefit local businesses by increasing the client base. The innovative architectural design will increase not just Bankview's profile, but that of Calgary as a leading-edge city.

Sincerely,

Brett McDermott

Albrecht, Linda

From: Rhi Myfanwy Kirkland <rmkirkland@gmail.com>
Sent: Wednesday, July 19, 2017 10:02 PM
To: City Clerk
Subject: [EXT] Reference: LOC2017-0135 The Village Public Hearing

Reference: LOC2017-0135 The Village Public Hearing

Dear Calgary City Council,

I am writing to express my strong support for RNDSQL's the Village. I have a non-optional obligation so I am not able to attend in person. The Village is one of the best and most interesting developments being proposed in the city at the moment. I do not currently live in Bankview but it is a community that I have spent time in and would consider moving to in the future. If I had the money I would happily purchase a unit in the Village. I would also be more than happy to live next to a development like it.

In terms of fit with the community, I have friends who have lived there and enjoy meandering the streets of Bankview. They are filled with interest and surprises. My favourite thing about Bankview is the diversity of housing choice, which makes the community vibrant. This development is a perfect example of gentle density/missing middle housing. It introduces density without being overbearing and contributes to overall placemaking in the community. The Village would enhance what is already good about Bankview while allowing more people to live there.

I have no interest in owning a single detached home. Our zoning system makes it hard to build the type of housing myself and many others want to live in. I have two friends who recently purchased townhomes in Calgary. Both struggled to find something that met their needs and was of a high quality. Our system makes it hard to build a variety of housing to meet a range of needs and tastes. RNDSQL is doing some of the best housing in Canada and I would love to live in a home like one of theirs. Housing choice and zoning flexibility is essential to ensuring that young people have quality of life and a future in this city.

Please approve this development. It is exactly what Calgary needs more of.

Sincerely,

Rhi

Rhi Myfanwy Kirkland

RECEIVED
2017 JUL 20 AM 8:09
THE CITY OF CALGARY
CITY CLERK'S

Albrecht, Linda

From: Darlene Glasner <dglasner@instafund.com>
Sent: Thursday, July 20, 2017 9:49 AM
To: City Clerk
Subject: [EXT] Bylaw #256D2017 RE: Land Use Bylaw Amendment of 1444 - 1508 19th Avenue SW, Calgary AB
Attachments: SharpMFP@instafund.com_20170720_071801.pdf

Please see the attached Letter of Objection to the proposed Bylaw Amendment.

I invite someone from the Planning Department to contact me at any time to discuss these concerns.

Regards,

Darlene Glasner
Director

Bankview Mews (GP) Ltd.
Grosvenor Building
1040 West Georgia Street, Suite 1100, Vancouver, BC, Canada V6E 4H1 Tel. 604.687.2020 | Fax.
604.687.2070 | Dir. 236.521.1003 | Cell 604.916.1998 Email dglasner@instafund.com |
www.instafundcommercial.com

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THE CITY OF CALGARY
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Bankview Mews Limited Partnership
Suite 1100 – 1040 West Georgia Street
Vancouver, BC V6E 4H1

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2017 JUL 20 AM 9:52

THE CITY OF CALGARY
CITY CLERK'S

July 20, 2017

BY EMAIL

Office of the City Clerk
The City of Calgary
700 Macleod Trail SE
P.O. Box 2100 Stn M
Calgary, AB T2P 2M5

Attention: City Clerk

RE: Proposed Land Use Designation amendment: 1444 – 1508 19th Ave SW, Calgary

This letter serves to voice our opposition to the proposed Land Use Designation amendment for the property located at 1444 – 1508 19th Avenue SW, Calgary AB on behalf of the owners of the 9 unit rental townhome complex, 1818 Bankview, located at 1818 14A Street SW, Calgary, AB which was built in late 2015.

We have the following objections:

- 1.0 **The proposed amendment will permit the construction of a residential complex which is completely out of character to the neighbourhood**

The existing maximum building height of 16 meters permits the development of ground oriented housing which is consistent with the existing neighbourhood's built form. An increase of 10 meters as proposed would be a 63% increase and permit the development of an 8 storey building. This increase may serve the purpose of the Developer – but it will change the character of the neighbourhood from one of ground oriented housing to high-density.

- 2.0 **The current Bankview Area Redevelopment Plan's Land Use Policy identifies the property as a "Conservation" area, which is intended to "retain existing neighbourhood quality and character"**

As the property is located immediately adjacent to the historic Nimmons residence, built in 1884, the intention of the Bankview Area Redevelopment Plan's designation to retain the historical quality and character of the streetscape of 19th Ave SW should be preserved. The proposed increase in the building floor area from 4,500 square meters to 7,200 square meters represents an increase of 60%. This significant increase in floor space would permit the construction of a massive structure that is totally out of place on a quiet residential street adjacent to such a historically significant property as the Nimmons residence.

3.0 Privacy concerns of residents of 1818 14A Street

At the time we sought approval of our 9-unit Project, the Planning Dept. of the City of Calgary required that we configure our architectural design to accommodate the privacy concerns of our neighbouring buildings. The proposed project at 1444 – 1508 19th Ave., if approved in its current form, will tower over the patios and balconies of our residents. Note that all of the bedrooms of our residents have windows/doors that are accessed from 3rd-floor balconies.

For the above reasons, we strongly urge the City of Calgary to reject the proposed Land Use Designation amendment for 1444 – 1508 19th Ave SW without significant changes to the density, form and design.

Sincerely,

Bankview Mews Limited Partnership



Darlene Glasner, Director

Albrecht, Linda

From: alexander hayne <zanderhayne@gmail.com>
Sent: Thursday, July 20, 2017 9:45 AM
To: City Clerk
Cc: Darlene Glasner; Alexander Hayne; Simon Carlsen
Subject: [EXT] Re: BLLAW# 25602017 RE Land Use Bylaw Amendment of 1444 - 1508 19th Ave. SW

Dear City Clerk,

I wish to correct the Bylaw number referenced in my earlier email.

It should be BYLAW# 256D2017

Thanks,

Alexandre Hayne, Director
Bankview Mews Limited Partnership

On Thu, Jul 20, 2017 at 8:31 AM, alexander hayne <zanderhayne@gmail.com> wrote:
Please see the attached Letter of Objectnio to the proposed Bylaw Amendment.

I invite someone from the Planning Dept. to contact the writer to discuss our concerns.

My office phone number is 604-687-2020.

Regards,

Alexander Hayne, Director
Banview Mews Limited Partnership

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2017 JUL 20 AM 9:49
THE CITY OF CALGARY
CITY CLERKS

**Bankview Mews Limited Partnership
Suite 1100 – 1040 West Georgia Street
Vancouver, BC V6E 4H1**

July 20, 2017

BY EMAIL

**Office of the City Clerk
City of Calgary
700 Macleod Trail SE
P.O. Box 2100 Stn M
Calgary, AB T2P 2M5**

Attention: City Clerk

RECEIVED
2017 JUL 20 AM 9:30
THE CITY OF CALGARY
CITY CLERKS

RE: Proposed Land Use Designation amendment: 1444 – 1508 19th Ave SW, Calgary

This letter serves to voice our opposition to the proposed Land Use Designation amendment for the property located at 1444 – 1508 19th Avenue SW, Calgary AB on behalf of the owners of the 9 unit rental townhome complex located at 1818 14A Street SW, Calgary, AB which was built in late 2015.

We have the following objections:

- 1.0 The proposed amendment will permit the construction of a residential complex which is completely out of character to the neighbourhood**

The existing maximum building height of 16 meters permits the development of ground oriented housing which is consistent with the existing neighbourhood's built form. An increase of 10 meters as proposed would be a 63% increase and permit the development of an 8 storey building. This increase may serve the purpose of the Developer – but it will change the character of the neighbourhood from one of ground oriented housing to high-density.

- 2.0 The current Bankview Area Redevelopment Plan's Land Use Policy identifies the property as a "Conservation" area, which is intended to "retain existing neighbourhood quality and character"**

As the property is located immediately adjacent to the historic Nimmons residence, built in 1884, the intention of the Bankview Area Redevelopment Plan's designation to retain the historical quality and character of the streetscape of 19th Ave SW should be preserved. The proposed increase in the building floor area from 4,500 square meters to 7,200 square meters represents an increase of 60%. This significant increase in floor space would permit the construction of a massive structure that is totally out of place on a quiet residential street adjacent to such a historically significant property as the Nimmons residence.

3.0 Privacy concerns of residents of 1818 14A Street

At the time we sought approval of our 9-unit Project, the Planning Dept. of the City of Calgary required that we configure our architectural design to accommodate the privacy concerns of our neighbouring buildings. The proposed project at 1444 – 1508 19th Ave., if approved in its current form, will tower over the patios and balconies of our residents. Note that all of the bedrooms of our residents have windows/doors that are accessed from 3rd-floor balconies.

For the above reasons, we strongly urge the City of Calgary to reject the proposed Land Use Designation amendment for 1444 – 1508 19th Ave SW without significant changes to the density, form and design.

Sincerely,

Bankview Mews Limited Partnership

Electronically Signed

Alexander Hayne, Director

RECEIVED

2017 JUL 19 PM 3: 34

THE CITY OF CALGARY
CITY CLERK'S

RE: LOC 2016-0135
Land Use Amendment
Bankview [Ward 8]
Address: 1448, 1444, 1502, 1506, 1508 & 1450 – 19 Avenue SW

Office of the City Clerk
City of Calgary
700 Macleod Trail SE
P.O. Box 2100, Station M
Calgary AB Canada T2P 2M5

July 18th, 2017

A civic society works when everyone in the community adheres to the rules and regulations established by the society.

Our society and community breaks down when the existing rules and regulations are ignored or are supplanted with arbitrary rules made up by others.

The community depends upon and trusts that the City elected members and the City administrators will safeguard that everyone adheres to these rules and regulations.

Our society and community falls apart when this trust is broken.

With the Planning Department's recommendation that this rezoning be approved, our community has lost trust in the City and are alarmed that the entire land use planning of our community has become a free-for-all open for any developer to propose whatever density suits their purpose and profit.

As stated previously in several submissions, we find that the application to redesignate this site to Direct Control [DC] District based on the Multi-Residential – High Density Low Rise [M-H1] District to be an unacceptable increase in density and an unacceptable increase in building mass at this location.

- This classification would allow construction of a 22m high building which is a 6 to 7 storey building height. This is an inappropriate building height for this site location. Trimming down slightly the height of this development at one corner is not an acceptable solution.
- A calculation for maximum density for this site would allow for over 81 units. This number of units is an inappropriate density for this location. A density of 11 units would be more appropriate for this site.
- This site is in and adjacent to the Conservation Area as defined by the current Bankview ARP. The proposed density and building size would be inappropriate for this site.
- As per the current Bankview ARP, this site is designated as a Proposed Park Area; please review the current Bankview ARP.
- For your information regarding the application for DP2016-5233, the applicant is misrepresenting the scale of the proposed development in their publicized material. Attached is the neighbourhood analysis of the development rendering and also attached

is an accurate representation of the height allowed with this zoning application. As illustrated in the accurate height representation the proposed density and building size would be inappropriate for this site.

- Until such time that the Bankview ARP is rewritten, this development is contrary to the aims and objectives of the current ARP. It is unacceptable to randomly and half-hazardly rezone separate parcels in a community without taking a comprehensive planning review of the entire community with the entire community's input.

The Bankview ARP was developed at the time with input from a substantial public Engagement program with the community. This was done long before Engage! Calgary was a mandated City policy. The proponent and the City Planning officials arguing that the Bankview ARP is an out of date document is not an acceptable excuse for approving this rezoning.

In summary, this zoning is exactly the scale of development that the Bankview ARP would reject at this location. This redesignation unmistakably runs counter to the direction set by the Bankview ARP. This redesignation application is now also being overshadowed and confused by the former concurrent application for a development permit for the site.

The residents that live in this area have worked hard to develop a strong neighbourhood and sense of community. It is extremely unfortunate that several of our neighbours have said to us that if this development is approved that they plan to move out of the community. This is not how you build a strong and sustainable community.

Thank you for your review of this submittal.

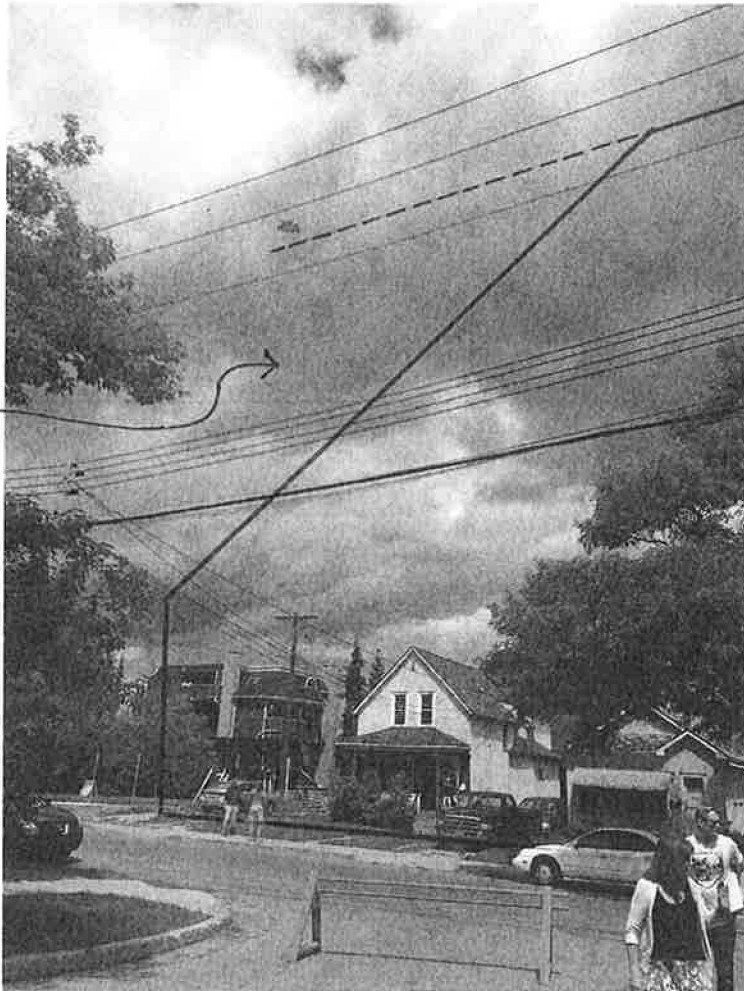
Please confirm receipt of this email submission.

Regards,
Cheryl Mack and Brian Baker
1447 19th Avenue SW

CC:

Desmond Bliek, File Manager (desmond.bliek@calgary.ca)
Jenna Dutton, Planner 2 (jenna.dutton@calgary.ca)
Evan Woolley, Ward 8 Councilor (Evan.Woolley@calgary.ca)
Bankview Community Association (BankviewCommunity@shaw.com)
Bankview Community Assoc <bankviewcommunity@gmail.com>
President Bankview <president@bankview.org>
Development Bankview [<mailto:development@bankview.org>]

BALLOONS ARE
TETHERED TO A
22 M LONG
CORD



22.000

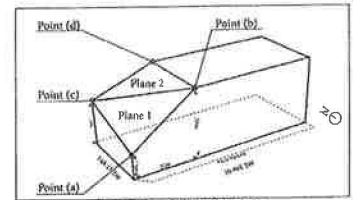
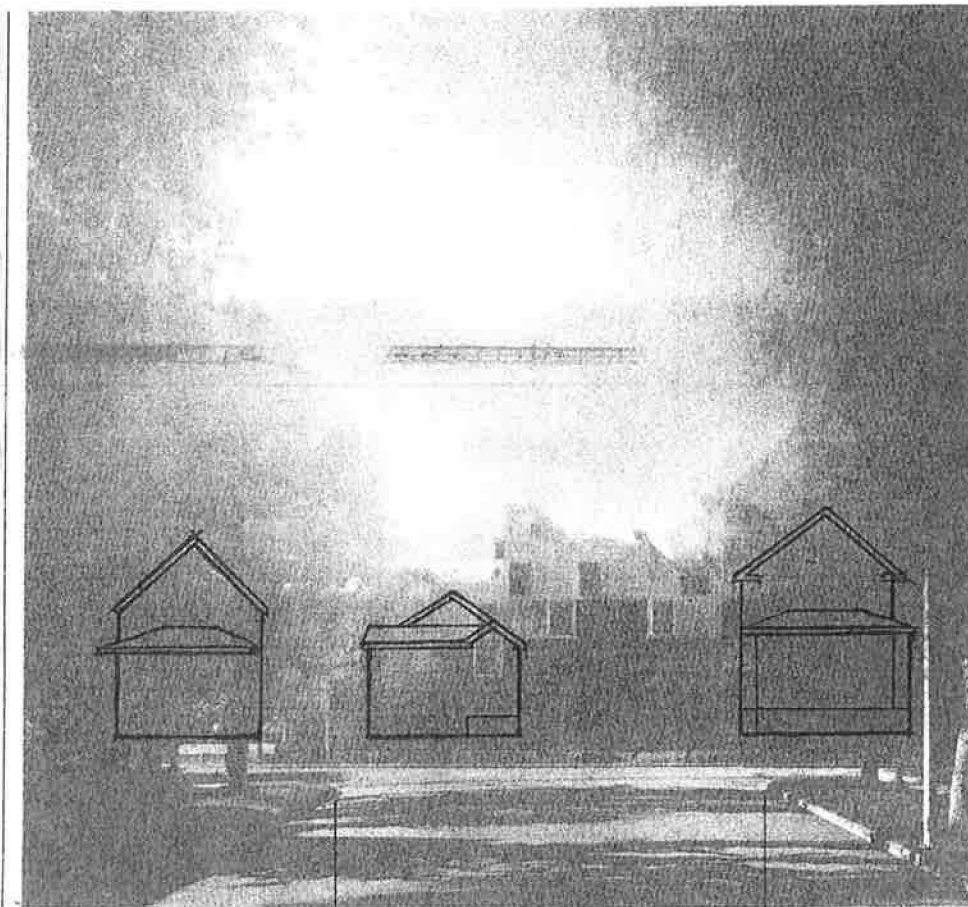
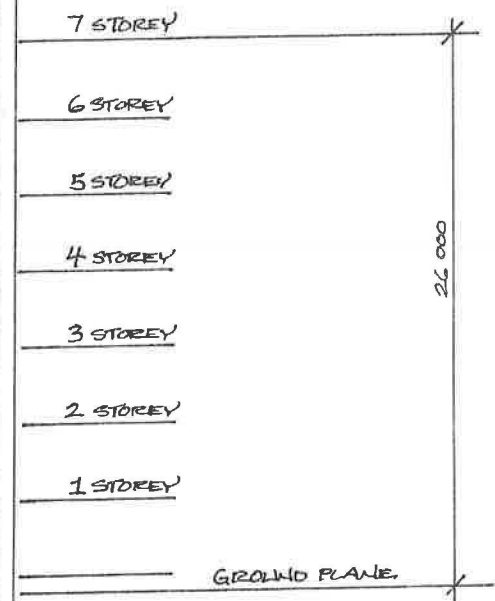


Figure 1. Site specific building height reduction

THIS PHOTO ILLUSTRATES
AN ACCURATE
REPRESENTATION OF THE
22 M BUILDING HEIGHT
ALLOWED WITH THIS LAND
USE ON 19th AVE SW
ADJACENT TO THE
CONSERVATION LAND USE
IN THE BANKVIEW ARP.



EQUAL



RENDERING FROM
PG 54 GLOBE+MAIL OCT 22/16

THE SIX STOREY BUILDING IS
ILLUSTRATED SMALLER THAN THE
HEIGHT OF THE EXISTING TWO
STOREY HOUSES. SEE PHOTO.

Albrecht, Linda

From: Anne McNamara <a.mcnamara@shaw.ca>
Sent: Wednesday, July 19, 2017 9:50 PM
To: City Clerk
Cc: Woolley, Evan V.; Bliet, Desmond; Dutton, Jenna E.; Bankview CA
Subject: [EXT] LOC2017-0135

TO: City of Calgary
City Council
Development & Building Approvals

RE: LOC2017-0135
Land Use Amendment
Bankview (Ward 8)
19 Avenue at 14A Street SW

After months of communicating our concerns about the development proposed for this site, we are extremely disappointed that it appears our concerns, and those of many of our neighbors in Bankview, will be disregarded.

We have repeatedly voiced our concerns about the size and density of the proposed development, increased traffic (especially on 14A Street), the potential safety of the many children who live on 14A Street, and the developer's apparent total disregard for the context of our community – all, it appears, to no avail, because rezoning which will allow the proposed development is now on the City's agenda.

Once again, we urge the City to consider the areas on the north and east boundaries of Bankview an important transition zone between the existing residential area of Bankview and the commercial and large-structure residential areas on and near 17th Avenue and 14th Street. The City, working with Bankview residents, could develop reasonable guidelines and considerations for developments in this transition zone, so that our part of the inner city can make the evolution to increased density in a more thoughtful and successful manner that is satisfactory to both residents and developers.

We have owned our home in Bankview for over 40 years and have watched our neighborhood develop into a tightly-knit, family-friendly, highly desirable inner-city neighborhood. We are convinced that, with the proposed rezoning, this proposed development will become a terrible precedent for future developments in Bankview and, likely, in other inner-city neighborhoods. We are also convinced that this will be the beginning of the destruction of Bankview as we know and enjoy it.

Sincerely,
Anne McNamara & Terry Lauder
Owners
2213 – 14A Street SW
Bankview, Calgary

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2017 JUL 20 AM 8:10
THE CITY OF CALGARY
CITY CLERKS